



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 29, 2007

IN REPLY PLEASE

REFER TO FILE: **MP-6**  
**84.042**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**GOULD CANYON CHANNEL - PARCELS 6EX.5 AND 17EX.4**  
**SALE OF SURPLUS PROPERTY - CITY OF LA CAÑADA FLINTRIDGE**  
**SUPERVISORIAL DISTRICT 5**  
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Gould Canyon Channel, Parcels 6EX.5 and 17EX.4 (2,782± square feet), located adjacent to 5160 Oakwood Avenue, in the City of La Cañada Flintridge, to no longer be required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcels 6EX.5 and 17EX.4 to the adjacent property owners for \$60,000.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell surplus property along Gould Canyon Channel, Parcels 6EX.5 and 17EX.4, to the adjacent property owners, C. Anders Troedsson, Ernest Payne, and Edward Charles.

The District acquired the fee title to Parcels 6EX.5 and 17EX.4 as part of the land needed for the Gould Canyon Channel project. Construction has been completed and the subject parcels lie outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

### **Implementation of Strategic Plan Goals**

This action meets the County Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed \$60,000 selling price represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(b), a notification of the proposed sale was submitted to the City of La Cañada Flintridge Planning Department for its report as to conformance with the adopted General Plan.

Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
May 29, 2007  
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**ENVIRONMENTAL DOCUMENTATION**

The proposed sale is categorically exempt from the provisions of CEQA. The project is within the class of projects which have been determined not to have a significant effect on the environment in that they meet the criteria specified in Section 15312 of the State CEQA Guidelines and Class 12 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

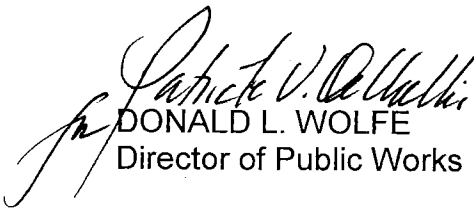
None.

**CONCLUSION**

Enclosed are an original and duplicate of the Quitclaim Deed. Please have the original and duplicate signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original to Public Works and retain the duplicate for your files.

Please return one adopted copy of this letter to Public Works.

Respectfully submitted,

  
DONALD L. WOLFE  
Director of Public Works

CW:gp

P6:\GOULD CYN CHNL BRD LTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

**ORIGINAL**

RECORDING REQUESTED BY  
AND MAIL TO:

C. Anders Troedsson, Ernesto Payne,  
and Edward Charles  
969 Colorado Boulevard, Suite 2  
Los Angeles, CA 90041

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:  
5816-014-910 (Portion)

Document transfer tax is \$

( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to C. ANDERS TROEDSSON, a married man, as his sole and separate property, ERNEST PAYNE, a married man, as his sole and separate property, and EDWARD P. CHARLES, an unmarried man, all as tenants in common, all its right, title, and interest in and to the real property in the City of La Canada Flintridge, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING therefrom all oil, gas, petroleum, and other hydrocarbon substances and minerals but without right of entry to the surface of said land.

Dated MAY 29 2007



(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer of the  
Board of Supervisor of the County of Los Angeles

By [Signature]  
Deputy

KR:bw

P:\MPM\WORDPRO\TITLE\CONF\KR-QCDGOULDCANYON6EX.5

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By [Signature]  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

GOULD CANYON CHANNEL 6EX.5  
Includes Parcel 17EX.4  
I.M. 189-217  
84-RW 1.1  
S.D. 5 M0521042

**NOTE: Acknowledgment form on reverse side.**

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 29<sup>TH</sup> day of MAY, 2007, the facsimile signature of ZEV YAROSLAVSKY, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By   
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By   
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
Supervising Title Examiner
By _____

## EXHIBIT A

### GOULD CANYON CHANNEL 6EX.5

Includes: Parcel No. 17EX.4

84-RW 1.1

A.P.N. 5816-014-910 (portion)

T.G. 535(C2)

I.M. 189-217

S.D. 5

M0521042

### LEGAL DESCRIPTION

#### PARCEL NOS. 6EX.5 and 17EX.4 (Quitclaim of portions of fee):

Those portions of those parts of Lot 1, Tract No. 9192, as shown on map recorded in Book 158, pages 30 and 31, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as PARCEL NO. 6 and PARCEL NO. 17, both in a Final Judgment, had in Superior Court Case No. 515606, certified copies of which are recorded in Book 24233, page 59 and in Book 24703, page 128, respectively, both of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the southeasterly corner of that certain parcel of land described in deed to C. Anders Troedsson, et al., recorded on June 23, 2005, as Document No. 05-1478152, of said Official Records, said southeasterly corner also being a point in that certain 1550.00-foot radius curve in the generally westerly boundary of said PARCEL NO. 6, a radial of said curve to said point bears South 65° 56' 28" West; thence northwesterly along said curve, through a central angle of 5° 44' 41", an arc length of 155.41 feet to northeasterly corner of said certain parcel of land described in deed to C. Anders Troedsson, et al.; thence South 34° 33' 21" East 100.64 feet to a point in a curve concentric with and 25.00 feet easterly, measured radially from said certain 1550.00-foot radius curve, a radial of said concentric curve to said last mentioned point bears South 68° 03' 08" West; thence southeasterly along said concentric curve, through a central angle of 2° 22' 19", an arc length of 63.13 feet to the easterly prolongation of the southerly line of said certain parcel of land described in deed to C. Anders Troedsson, et al.; thence South 81° 27' 31" West along said easterly prolongation, a distance of 25.96 feet to the point of beginning.

Containing: 2,782± square feet.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_

SUPERVISING CADASTRAL ENGINEER II  
Mapping and Property Management Division